

WWW.THEPOWERHOUSE.LONDON

NEW
302,790 SQ FT
LOGISTICS FACILITY
INSIDE THE M25

UNDER CONSTRUCTION



300

AT
**THE
POWER
HOUSE.**
LONDON

**302,790 SQ FT
IN AN IDEAL
LOGISTICS
LOCATION**



300

**AT
THE
POWER
HOUSE.
LONDON**

DARTFORD CROSSING / QE2 BRIDGE

FASTRACK BUS

Sainsbury's

M25 · J1A

DARTFORD

A206

IKEA

dpd

europa

Sainsbury's

RENNIE DRIVE

crosswater

amazon



300

POWERHOUSE DRIVE

**21M
CLEAR
INTERNAL
HEIGHT**

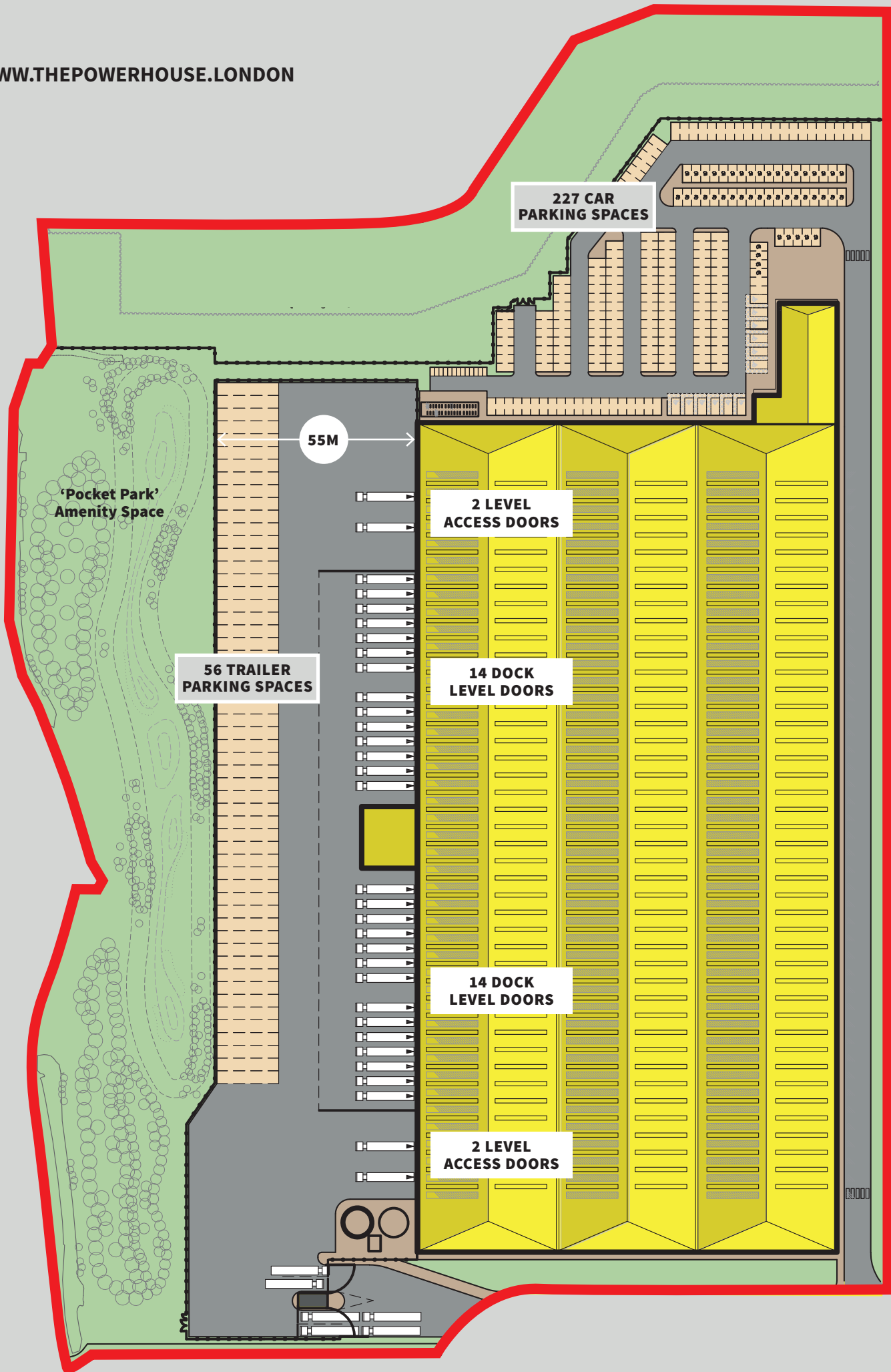
**55M
YARD DEPTH**

**ADJACENT TO
J1 M25**

**UNDER
CONSTRUCTION**

**AVAILABLE
Q4 2022**

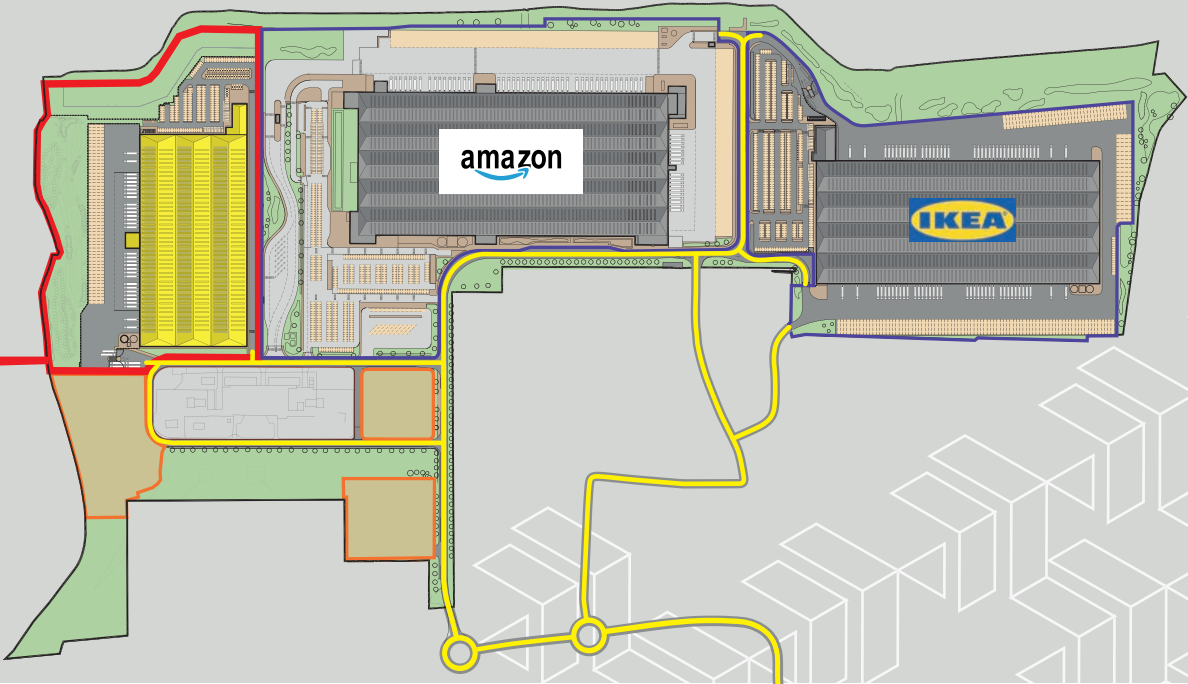
**TARGET
BREEAM
EXCELLENT**



UNDER CONSTRUCTION

Warehouse	280,176 sq ft
Offices & Hub Offices (3 Storey)	22,614 sq ft
Total Area (GIA)	302,790 sq ft
Plot Area	18.69 Acres

21M CLEAR INTERNAL HEIGHT	UP TO 3MVA POWER SUPPLY	TARGET BREEAM EXCELLENT	POCKET PARK AMENITY SPACE
56 TRAILER PARKING SPACES	28 DOCK LEVELLERS	3 STOREY HQ STYLE OFFICES	4 LEVEL ACCESS DOORS
227 CAR PARKING SPACES	20% EV PARKING SPACES	55M YARD DEPTH	ROOF READY FOR PV INSTALLATION



300

AT
THE
POWER
HOUSE.
LONDON

READY AND ACCESSIBLE LABOUR SUPPLY



356K

HOUSEHOLDS
WITHIN A 30 MINUTE
DRIVETIME

UP TO
20,500

NEW DWELLINGS
COULD BE DELIVERED
WITHIN CATCHMENT IN
THE NEXT 5 YEARS

580K

PEOPLE ACTIVE
IN THE LOCAL
LABOUR MARKET

222,900

PEOPLE HAVE
QUALIFICATIONS
RELEVANT TO LOGISTICS
AND DISTRIBUTION[†]

[†] NVQ LEVELS 1 AND 2 + OTHER QUALIFICATIONS
(INCL. APPRENTICESHIPS)

9,200

RESIDENTS
LOOKING FOR
EMPLOYMENT

SOURCE: 2018 REGENERIS REPORT

POWERING SUSTAINABILITY

99%
OF MATERIAL FROM THE
FORMER POWER STATION
HAS BEEN RECYCLED

54,000
TONNES OF
DEMOLITION WASTE
HAS BEEN RECYCLED/
REUSED ON SITE

THE EQUIVALENT OF
2M TONNES
OF CO₂ SAVED FROM
RECYCLED MATERIAL

30%
OF THE ESTATE HAS
BEEN SAFEGUARDED
FOR BIODIVERSITY
IMPROVEMENTS

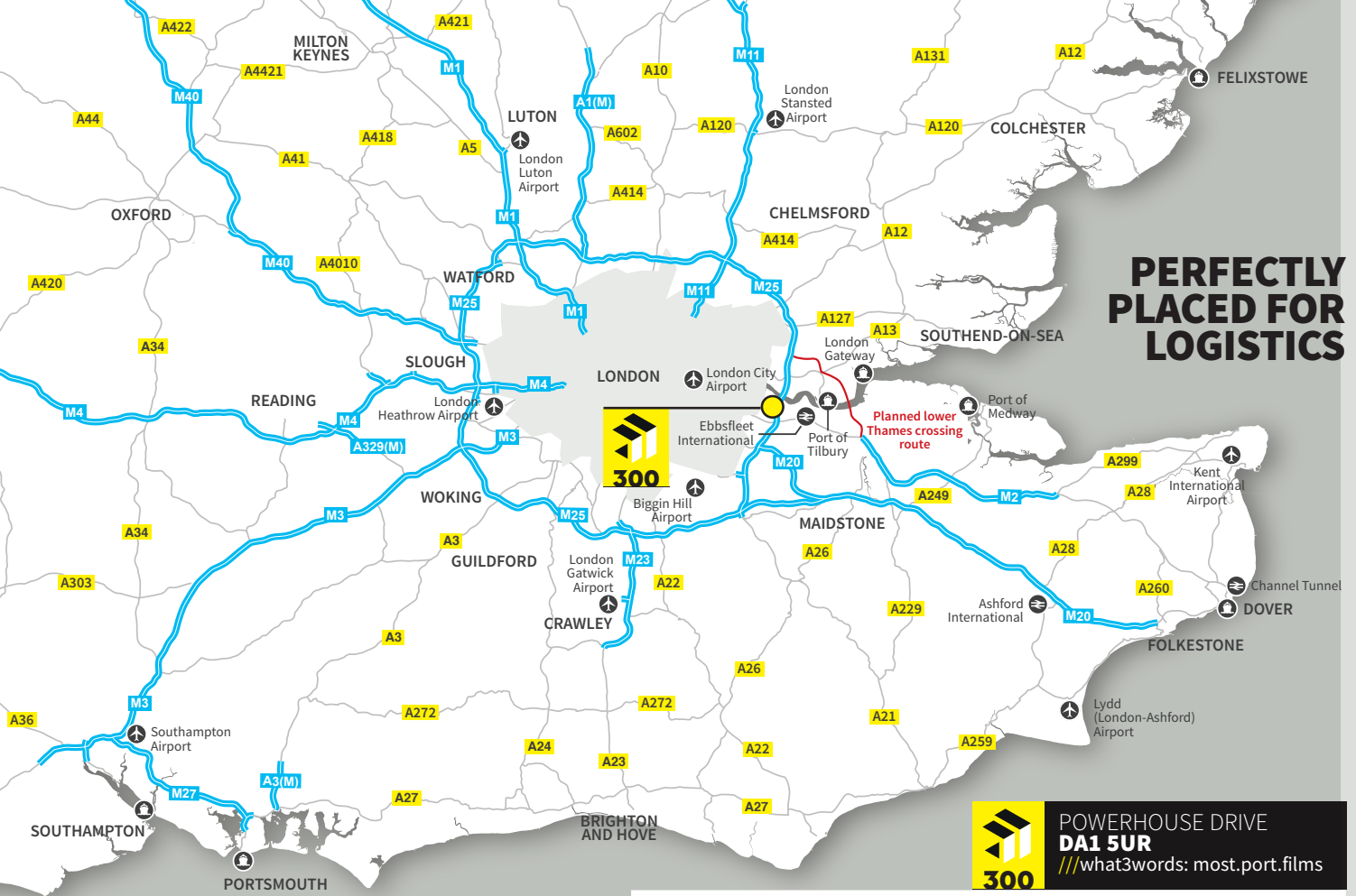
HABITAT TO BE
PROVIDED FOR UP TO
1M BEES

PROVISION OF
FREE ON-SITE
**CYCLE
SCHEME**

OPENING UP THE
RIVERSIDE
TO PEDESTRIANS
AND CYCLISTS



AERIAL OF THE POWERHOUSE LONDON



Strategically located on the M25 close to the Dartford Crossing, The Powerhouse.London has direct access to Central London and the South East.

DRIVE DISTANCES

Ebbsfleet International Station	7 miles
Port of Tilbury	12 miles
London Gateway	14 miles
London City Airport	16 miles
Central London	20 miles
London Stansted Airport	38 miles
London Gatwick Airport	39 miles
Ashford International Station	44 miles
Channel Tunnel	56 miles
London Luton Airport	57 miles
Port of Dover	61 miles
Port of Felixstowe	79 miles
Portsmouth International Port	93 miles
Port of Southampton	98 miles



Maps contains OS data © Crown copyright and database right 2018



Len Rosso
Len.Rosso@colliers.com
Akhtar Alibhai
Akhtar.Alibhai@colliers.com
Tim Harding
Tim.Harding@colliers.com



Mark Webster
Mark.Webster@dtre.com
Jake Huntley
Jake.Huntley@dtre.com
Alice Hampden-Smith
Alice.Hampden-Smith@dtre.com



Ed Cole
Ed.Cole@eu.jll.com
Sophie Kettlewell
Sophie.Kettlewell@eu.jll.com



WWW.THEPOWERHOUSE.LONDON

Conditions under which particulars are issued: Colliers, DTRE and JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Colliers, DTRE and JLL has any authority to make or give any representation or warranty whatever in relation to this property. May 2022. 15377 tasseldesign.co.uk